

4/19/2024

NOTICE OF DENIAL

**MAUREEN DOYLE
517 LIVERNOIS
FERNDALE, MI**

**RE: Application Number HDC2024-00069; 3139-3153 WOODWARD; PETERBORO
CHARLOTTE HISTORIC DISTRICT
Project Scope: ALTER FACADES OF COMMERICAL BUILDING**

Dear Applicant,

At the Special Meeting that was held on April 10, 2024, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 4/16/2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- The proposed replacement of the existing prism glass transom and repair of the second story windows at 3153 Woodward

The Commission issued the Denial of the above work/determined that the work is inappropriate for the following reasons:

- The prism glass transom dates from the building’s original construction and is a distinctive, character-defining feature of the property. The application has not indicated that the transom is deteriorated beyond repair/that it is infeasible to retain the transom and incorporate it into a new storefront.
- The non-historic second story windows were installed without HDC approval are not an adequate replication of the original wood windows as they have muntins/grids between the glass, the operation of the current windows do not match the original, and the profiles/dimensions of the current windows do not appear to match the original. Therefore, the proposed repair of the existing second story windows at 3153 Woodward equates to an approval of these incompatible units.
- The work therefore does not meet the Secretary of the Interior’s Standards, in particular Standards#:
 - 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - 5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

- *6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

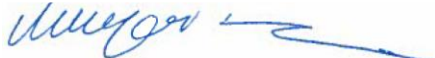
Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909

Phone: 517-335-0665
E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Jennifer ross
Detroit Historic District Commission